

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, August 1, 2019, at 12:45 p.m. in City Hall, 121 North LaSalle Street, City Council Chambers, 2nd Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in City Council Chambers on Thursday, August 1, 2019, at 1:15 p.m.

Attached is a copy of the agendas for the Commission meetings.

Eleanor Gorski
Secretary

DRAFT AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, August 1, 2019
City Hall, 121 North LaSalle Street, Room 201-A
12:45 p.m.

1. Approval of the Minutes of Previous Meetings

Regular Meeting of June 6, 2019

2. Preliminary Landmark Recommendation

THE PROMONTORY APARTMENTS
5530-5532 South Shore Drive

WARD 5

3. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

ARMITAGE-HALSTED DISTRICT
2132 North Halsted Street

WARD 43

4. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

FULTON-RANDOLPH MARKET DISTRICT
911 West Fulton Market

WARD 27

5. Permit Review Committee Reports

Report on Projects Reviewed at the June 6, 2019, and July 11, 2019, Permit Review Committee Meetings

Report on Permit Decisions by the Commission Staff for the Months of June and July 2019

6. Adjournment

NOTICE OF PUBLIC MEETING

DRAFT PERMIT REVIEW COMMITTEE

THURSDAY, August 1, 2019

City Hall, 121 N. LaSalle St., City Hall Council Chambers

1:15 p.m.

DRAFT AGENDA:

- 1. 730 W. Randolph** **27th Ward**
Fulton-Randolph Market District
Proposed modifications to previously approved new construction of eight-story, masonry building.
- 2. 3321 S. Prairie** **4th Ward**
Calumet-Giles-Prairie District
Renewal of approval for new construction of a three-story, masonry, residential building.
- 3. 1834 N. Lincoln** **43rd Ward**
Old Town Triangle District
Proposed one-story rooftop addition, three-story rear addition, and new one-story rear garage with roof deck for single-family residence.

Dijana Cuvalo, AIA
Historic Preservation Division
Bureau of Planning, Historic Preservation & Sustainability
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, August 1, 2019

DRAFT

1. 730 W. Randolph

27th Ward

Fulton-Randolph Market District

Proposed modifications to previously approved new construction of eight-story, masonry building.

Applicant: 730 W. Randolph, LLC, owner
Howard Hirsch, Hirsch/MPG, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and *Historic Fulton-Randolph Market District Design Guidelines*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project, with the following condition, to be reviewed for approval by the Historic Preservation staff:

1. The proposed penthouse modifications are approved as shown on drawings dated July 12, 2019.

2. 3321 S. Prairie

4th Ward

Calumet-Giles-Prairie District

Renewal of approval for new construction of a three-story, masonry, residential building.

Applicant: Tom Boney/TRB Property Management, developer
Christopher G. Boehn/360 Design Studio, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations and the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following condition to be reviewed for approval by the Historic Preservation staff:

1. As proposed, the brick and stone colors and textures shall match typical colors and textures found within the district, and mortar shall have a narrow profile and match the color of the

face brick. Face brick, mortar, and limestone samples shall be submitted with the permit application.

3. 1834 N. Lincoln

43rd Ward

Old Town Triangle District

Proposed one-story rooftop addition, three-story rear addition, and new one-story rear garage with roof deck for single-family residence.

Applicant: John Manaves and Alice Kriegel, owners
John Manaves, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions, to be reviewed for approval by Historic Preservation staff:

1. The rooftop addition is approved as shown on the drawings dated 6/13/19, and shall be clad with a dark, non-reflective, metal panel. Material sample shall be submitted with the permit application; and,
2. The project as proposed would require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.